

**MARK T. FOWLER, AS RECEIVER  
FOR CERTAIN PROPERTY OF:**

**HOUSTON STRUCTURES, LLC  
BARKER CYPRESS MARKET PLACE  
17817 FM 529  
HOUSTON, TEXAS 77095**

**MONTHLY REPORT**

**OCTOBER 15, 2013**

Civil Action Case No. 4:13-CV-001142  
In the United States District Court of  
Judge Keith P. Ellison

**MARK T. FOWLER, AS RECEIVER  
FOR CERTAIN PROPERTY OF:**

**HOUSTON STRUCTURES, LLC  
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17817 FM 529  
HOUSTON, TEXAS 77095**

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**RECEIVER'S REPORT  
CIVIL ACTION CASE NO. 4:13-CV-001142**

**BARKER CYPRESS MARKET PLACE  
17817 FM 529 – HOUSTON, TEXAS 77095**

**October 15, 2013**

Barker Cypress Market Place is a single story multi-tenant shopping center (25,625 SF) and single-tenant grocery box (formerly occupied by HEB and vacant – 41,320 SF). The multi-tenant portion of the center was constructed in 1999 and the grocery box in 1998. The property is currently 24.18% leased, with the grocery box entirely vacant.

• Total GLA:	66,945 SF
• Leased (incl. vacant grocery box):	50,760 SF
• Vacant	16,185 SF

***APPOINTMENT OF RECEIVER:***

Mark T. Fowler was appointed as Receiver on 5/30/2013.

***PROPERTY MANAGEMENT***

Transwestern has been retained as the property management company overseeing the day-to-day operations. Beginning in September, the property manager changed to Andi Flesch.

Insurance was contracted with AON Risk Services.

***INCOME – INCOME 2013***

The following rent payments were received in September and deposited into the Operating Account established at Wells Fargo Bank (account no. 4941269268):

Amigo Dental	\$2,929.95
First Pawn:	\$4,725.00
Ultra Nails & Skincare:	\$2,292.84
Double Dragon:	\$2,477.39
HEB:	\$40,046.63
Exclusively Yours/Q Salon:	\$2,400.00
PayDay Advance	\$5,326.04

Las Lomas Mexican Restaurant – The locks were changed due to non-payment of rent on September 26, 2013. Tenant had an outstanding balance of \$23,340.10. Receiver is considering writing off the outstanding balance. There have been several attempts to break into the space after we locked it. The first attempt, the intruders were able to get into the kitchen thru the back door and removed food and two fryers. We have secured the space; both front and back to prevent additional attempts to break in. An inventory, along with pictures, was taken of the space following the lockout. We are starting to get calls from companies that have leased equipment within the space.

At a hearing before the Court, held on August 28, 2013, Houston Structures, LLC provided a summary of rents Houston Structures, LLC received from tenants after the appointment of the Receiver. That summary is attached hereto as Exhibit F. Per the summary from Houston Structures, LLC, rents totaling \$110,378.76 were received after the appointment of the Receiver. Houston Structures, LLC returned \$32,000 of these rents to Receiver following an order of the Court entered after the August 28<sup>th</sup> hearing. Following a September 10<sup>th</sup> hearing, Receiver worked with Houston Structures, LLC and its counsel to come to an agreement related to the remainder of these funds. An agreement was reached between the Receiver and Houston Structures, LLC whereby the Receiver would pass on a hearing before the court scheduled for October 1, 2013 and Houston Structures, LLC would provide total payments of \$50,000, including a payment of \$36,000 on or before October 11, 2013, payments of \$5,000 on November 11, 2013 and December 11, 2013 and a payment of \$4,000 on January 10, 2014. The first payment of \$36,000 was received by the Receiver on October 14, 2013.

### **PROPERTY ACTIVITY**

The following repairs were made in September 2013:

- Parking lot lighting repairs
- Electrical repairs to irrigation system

The Receiver is investigating and preparing to intervene as the proper party plaintiff in Cause No. 2011-2933; *Houston Structures, LLC v. America First Lloyd's Insurance Company et al.*; In the 234<sup>th</sup> Judicial District Court of Harris County, Texas (the "Lawsuit"). The Lawsuit arises out of Defendant America First Lloyd's Insurance Company's (the "Insurance Co.") denial of a claim made by Houston Structures under a commercial property insurance policy relating to the theft/vandalism of HVAC units at the Property. The Insurance Co. denied Houston Structure's claim based on a "vacancy" exclusion contained in the policy.

Houston Structures filed the Lawsuit on September 6, 2011, asserting claims against its insurance broker and the Insurance Co. for breach of contract, violations of the Texas Deceptive Trade Practices-Consumer Protection Act and the Texas Insurance Code, negligence, and breach of the duty of good faith and fair dealing. Trial is set for the two-week period beginning June 9, 2014. Other pending deadlines include March 10, 2014 (deadline to designate expert witnesses) and May 9, 2014 (discovery deadline).

To date, the Receiver has obtained copies of the pleadings in the Lawsuit, and counsel for the Insurance Co. has provided the Receiver with approximately 3,000 pages of documents produced by the Insurance Co. during discovery. The Receiver is in the process of analyzing the claims asserted by Houston Structures and developing a litigation strategy.

### **LEASING ACTIVITY**

Leasing is aggressively marketing vacancies and is currently working with the following Tenants to renew/expand:

Amigo Dental – lease renewal

Receiver entered into a new lease with Xiong Guan Liu dba Double Dragon Chinese Restaurant, which lease was executed as of September 30, 2013. Pursuant to the terms of that lease, the tenant expanded their premises upon new terms as set forth in the lease.

Receiver is currently in the process of negotiating a new lease with Quoc Nguyen doing business as Q Salon 2 (formerly known as Exclusively Yours).







**Exhibit A**

**Property Management Agreement**

**RECEIVER'S REPORT  
CIVIL ACTION CASE NO. 4:13-CV-001142**

**BARKER CYPRESS MARKET PLACE  
17817 FM 529 – HOUSTON, TEXAS 77095**

***PROPERTY MANAGEMENT AGREEMENT***

The Property Management Agreement between Receiver and Transwestern Property Management SW GP, L.L.C. has been incorporated into past reports.

MANAGEMENT AGREEMENT

BY AND BETWEEN

MARK T. FOWLER, RECEIVER

AND

TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C. d/b/a Transwestern, AS MANAGER

EFFECTIVE DATE:

6/3/2013



**Exhibit B**  
**Vendor/Service Providers**

**RECEIVER'S REPORT  
CIVIL ACTION CASE NO. 4:13-CV-001142**

**BARKER CYPRESS MARKET PLACE  
17817 FM 529 – HOUSTON, TEXAS 77095**

**VENDOR LIST**

***SERVICE CONTRACTS:***

***Electricity:***

AmeriPower  
P.O. Box 16206  
Sugarland, Texas 77496  
Phone: (281) 240-0405

***Water:***

Langham Creek MUD  
c/o Severn Trent Services  
P.O. Box 218025  
Houston, Texas 77218-9911  
Phone: (281) 579-4500

***Parking Lot Sweeping/Janitorial:***

Ideal Building Maintenance  
Tommy Vela  
Phone: (832) 444-1840

***Landscape:***

TLS, Inc.  
Jorge Cardenas/Troy Smith  
Phone: (832) 331-5759

***Trash Removal:***

Republic Waste  
Julia Holt  
Phone: (832) 327-6413

**Exhibit C**  
**Property Inventory**

**RECEIVER'S REPORT  
CIVIL ACTION CASE NO. 4:13-CV-001142**

**BARKER CYPRESS MARKET PLACE  
17817 FM 529 – HOUSTON, TEXAS 77095**

***PROPERTY INVENTORY***

The following suites were vacant upon Transwestern taking over management of the center. No inventory was left inside the vacancies and there are no maintenance closets with any supplies.

Suites	Square Footage
112	2,700
115	1,200
120	1,200
145	1,125
150	1,500
155	1,650
157	1,350
6960	41,320 (former HEB)

Cricket Wireless has vacated the premises as of August 3, 2013 (Suite 135 1,275) there was no inventory in space.

Las Lomas Mexican Restaurant has kitchen equipment, tables, chairs, computers, and tv's remaining in the space. However, we are starting to receive calls from companies regarding leased kitchen equipment.

## **Exhibit D**

### **Financial Statements/Variance Reports**



**RECEIVER'S REPORT  
CIVIL ACTION CASE NO. 4:13-CV-001142**

**BARKER CYPRESS MARKET PLACE  
17817 FM 529 – HOUSTON, TEXAS 77095**

***FINANCIAL STATEMENTS & VARIANCE REPORTS***

Transwestern has requested financials from Houston Structures (Wilshire Capital Group) however no financials have been provided. A 2014 operating budget is being prepared and will be included in the October report.

Database: TCS_PROD	BALANCE SHEET		Page: 1
ENTITY: BARKER	TCS Production Database		Date: 10/14/2013
	BARKER CYPRESS MARKET PLACE		Time: 01:56 PM
Cash			
	Sep 2013	Dec 2012	

ASSETS		
BUILDING IMPROVEMENTS	37,056.16	0.00
TOTAL INVESTMENT IN REAL ESTATE	37,056.16	0.00
NET INVESTMENT IN REAL ESTATE	37,056.16	0.00
CASH	28,979.16	0.00
DEPOSITS	300.00	0.00
TOTAL OTHER ASSETS	0.00	0.00
TOTAL ASSETS	66,335.32	0.00
LIABILITIES & EQUITY		
LIABILITIES		
TOTAL LIABILITIES	0.00	0.00
EQUITY		
CURRENT YEAR INCOME/(LOSS)	81,333.62	0.00
OWNER TRANSFERS	(14,998.30)	0.00
TOTAL EQUITY	66,335.32	0.00
TOTAL LIABILITIES & EQUITY	66,335.32	0.00

Database: TCS_PROD	Comparative Income Statement					Page: 1
ENTITY: BARKER	DETAILED STATEMENT OF OPERATIONS					Date: 10/14/2013
	TCS Production Database					Time: 01:56 PM
	BARKER CYPRESS MARKET PLACE					
Cash	Thru:	Actual Sep 2013	Current Period Budget Sep 2013	Variance	Year-To-Date Budget Sep 2013	Variance
REVENUE						
RENTAL INCOME						
BASE RENT		96,976.94	0.00	96,976.94	0.00%	163,846.44
RENT ABATEMENT		0.00	0.00	0.00	0.00%	(3,785.25)
TOTAL RENTAL INCOME		96,976.94	0.00	96,976.94		160,061.19
TENANT REIMBURSEMENTS						
OPERATING ESCALATIONS		0.00	0.00	0.00	0.00%	(1,050.00)
CAM REIMBURSEMENT		4,893.17	0.00	4,893.17	0.00%	11,030.01
TOTAL TENANT REIMBURSEMENTS		4,893.17	0.00	4,893.17		9,980.01
OTHER INCOME						
TOTAL OTHER INCOME		0.00	0.00	0.00		0.00
TOTAL REVENUES		101,870.11	0.00	101,870.11		170,041.20
RECOVERABLE EXPENSES						
JANITORIAL						
TRASH REMOVAL		4,820.37	0.00	(4,820.37)	0.00%	(12,771.68)
TOTAL JANITORIAL		4,820.37	0.00	(4,820.37)		(12,771.68)
REPAIRS & MAINTENANCE						
ELECTRICAL / LIGHTING		3,138.96	0.00	(3,138.96)	0.00%	(5,963.86)
LANDSCAPING/IRRIGATION		822.71	0.00	(822.71)	0.00%	(1,261.12)
EXTERIOR BUILDING MAINT.		810.79	0.00	(810.79)	0.00%	(7,987.76)
PARKING & PAVING		1,513.34	0.00	(1,513.34)	0.00%	(2,325.22)
SIGN/MONUMENT MAINT		0.00	0.00	0.00	0.00%	(3,669.68)

Database: TCS_PROD	Comparative Income Statement				Page: 2	
ENTITY: BARKER	DETAILED STATEMENT OF OPERATIONS				Date: 10/14/2013	
	TCS Production Database				Time: 01:56 PM	
	BARKER CYPRESS MARKET PLACE					
Cash						
	Thru:	Actual Sep 2013	Current Period Budget Sep 2013	Variance	Year-To-Date Budget Sep 2013	Variance
TOTAL REPAIRS & MAINTENANCE		6,285.80	0.00	(6,285.80)	21,207.64	(21,207.64)
CONTRACT SERVICES						
SECURITY		2,349.02	0.00	(2,349.02)	4,215.67	(4,215.67)
EXTERIOR LANDSCAPING		0.00	0.00	0.00	8,905.67	(8,905.67)
PEST CONTROL		516.89	0.00	(516.89)	516.89	(516.89)
PARKING SWEEPING & CLEAN		433.00	0.00	(433.00)	1,398.93	(1,398.93)
TOTAL CONTRACT SERVICES		3,298.91	0.00	(3,298.91)	15,037.16	(15,037.16)
UTILITIES						
ELECTRICITY		0.00	0.00	0.00	3,215.10	(3,215.10)
WATER & SEWER		1,354.56	0.00	(1,354.56)	3,360.62	(3,360.62)
TOTAL UTILITIES		1,354.56	0.00	(1,354.56)	6,575.72	(6,575.72)
MANAGEMENT FEES						
PROPERTY MANAGEMENT FEES		4,197.84	0.00	(4,197.84)	10,038.84	(10,038.84)
TOTAL MANAGEMENT FEES		4,197.84	0.00	(4,197.84)	10,038.84	(10,038.84)
TAXES						
TAX CONSULTING FEE		5,942.85	0.00	(5,942.85)	5,942.85	(5,942.85)
TOTAL TAXES		5,942.85	0.00	(5,942.85)	5,942.85	(5,942.85)
INSURANCE						
TOTAL INSURANCE		0.00	0.00	0.00	0.00	0.00
ADMINISTRATIVE EXPENSES						
TELEPHONE		0.00	0.00	0.00	45.00	(45.00)
TRAVEL & ENTERTAINMENT		0.00	0.00	0.00	162.72	(162.72)

Database: TCS_PROD	Comparative Income Statement				Page: 3
ENTITY: BARKER	DETAILED STATEMENT OF OPERATIONS				Date: 10/14/2013
	TCS Production Database				Time: 01:56 PM
	BARKER CYPRESS MARKET PLACE				
Cash					
	Thru:	Current Period		Year-To-Date	
		Actual Sep 2013	Budget Sep 2013	Actual Sep 2013	Budget Sep 2013
			Variance		Variance
OTHER PROFESSIONAL					
DATA PROCESSING		1,750.00	0.00	1,750.00	0.00
BANK CHARGES		0.00	0.00	70.06	0.00
		258.17	0.00	282.70	0.00
TOTAL ADMINISTRATIVE EXPENSES		2,008.17	0.00	2,310.48	0.00
TOTAL RECOVERABLE EXPENSES		27,908.50	0.00	73,884.37	0.00
TOTAL OPERATING INCOME		73,961.61	0.00	96,156.83	0.00
NON-RECOVERABLE EXPENSES					
SPACE PLANNING		520.00	0.00	520.00	0.00
SUPERVISION FEES		0.00	0.00	4,912.50	0.00
VACANT SPACE MAINTENANCE		2,402.07	0.00	2,943.32	0.00
N/R ROOF REPAIR		2,368.51	0.00	2,368.51	0.00
N/R UTILITIES		0.00	0.00	453.59	0.00
OTHER NON-RECOV. EXPENSE		3,489.98	0.00	3,625.29	0.00
TOTAL NON-RECOVERABLE EXPENSES		8,780.56	0.00	14,823.21	0.00
TOTAL NET OPERATING INCOME		65,181.05	0.00	81,333.62	0.00
NET INCOME/(LOSS)		65,181.05	0.00	81,333.62	0.00
CAPITAL EXPENDITURES					
BUILDING IMPROVEMENTS		(21,559.08)	0.00	(37,056.16)	0.00
TOTAL CAPITAL EXPENDITURES		(21,559.08)	0.00	(37,056.16)	0.00



Database: TCS_PROD	Comparative Income Statement				Page: 4
ENTITY: BARKER	DETAILED STATEMENT OF OPERATIONS				Date: 10/14/2013
	TCS Production Database				Time: 01:56 PM
	BARKER CYPRESS MARKET PLACE				
Cash					
	Thru:	Current Period		Year-To-Date	
		Actual	Budget	Actual	Budget
		Sep 2013	Sep 2013	Sep 2013	Sep 2013
			Variance		Variance
DEPOSITS & ESCROWS					
DUE (TO)/FROM OWNERS		0.00	0.00	300.00	0.00
		(14,998.30)	(14,998.30)	(14,998.30)	(300.00)
TOTAL BALANCE SHEET ITEMS		(14,998.30)	0.00	(15,298.30)	0.00
			14,998.30		15,298.30
NET CASH FLOW					
		28,623.67	0.00	28,979.16	0.00
			28,623.67		28,979.16
CHECK TOTAL					
		28,623.67	0.00	28,979.16	0.00
			(28,623.67)		(28,979.16)

Database:	TCS_PROD	Aged Delinquencies					Page:	1
		TCS Production Database					Date:	10/14/2013
ENTITY:	BARKER	BARKER CYPRESS MARKET PLACE					Time:	01:57 PM
		Period: 09/13						
Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months

BARKER-HT24089 Amigo Dental			Master Occupant Id: HT323033-1		Day Due: 1	Delq Day:		
Lam Chi Ho			109	Current	Last Payment:	10/7/2013	2,929.95	
(713) 894-6531								
9/9/2013	PPR	PREPAID RENT	CR	-62.95	-62.95	0.00	0.00	0.00
PPR PREPAID RENT				-62.95	-62.95	0.00	0.00	0.00
Amigo Dental Total:				-62.95	-62.95	0.00	0.00	0.00

BARKER-HT24090 Cricket Wireless			Master Occupant Id: HT323034-1		Day Due: 1	Delq Day:		
Brenda Rodriguez			135	Inactive	Last Payment:	9/25/2013	1,625.63	
(713) 991-0091								
8/1/2013	CAM	COMMON AREA	CH	510.00	0.00	510.00	0.00	0.00
8/1/2013	RTL	RETAIL BASE RENT	CH	1,115.63	0.00	1,115.63	0.00	0.00
CAM COMMON AREA				510.00	0.00	510.00	0.00	0.00
RTL RETAIL BASE RENT				1,115.63	0.00	1,115.63	0.00	0.00
Cricket Wireless Total:				1,625.63	0.00	1,625.63	0.00	0.00

BARKER-HT24189 First Pawn and Jewelry			Master Occupant Id: HT323111-1		Day Due: 1	Delq Day:		
Scott Sanchez			105	Current	Last Payment:	9/13/2013	4,725.00	
(281) 550-4179								
9/13/2013	PPR	PREPAID RENT	CR	-4,531.75	-4,531.75	0.00	0.00	0.00
PPR PREPAID RENT				-4,531.75	-4,531.75	0.00	0.00	0.00
First Pawn and Jewelry Total:				-4,531.75	-4,531.75	0.00	0.00	0.00

BARKER-HT24190 Exclusively Yours			Master Occupant Id: HT323112-1		Day Due: 1	Delq Day:		
(281) 855-4700			147	Current	Last Payment:	10/7/2013	2,400.00	
7/1/2013	CAM	COMMON AREA	CH	257.50	0.00	0.00	257.50	0.00
8/1/2013	CAM	COMMON AREA	CH	695.00	0.00	695.00	0.00	0.00
8/1/2013	RTL	RETAIL BASE RENT	CH	2,162.50	0.00	2,162.50	0.00	0.00
9/1/2013	CAM	COMMON AREA	CH	457.50	457.50	0.00	0.00	0.00
CAM COMMON AREA				1,410.00	457.50	695.00	257.50	0.00
RTL RETAIL BASE RENT				2,162.50	0.00	2,162.50	0.00	0.00
Exclusively Yours Total:				3,572.50	457.50	2,857.50	257.50	0.00

BARKER-HT24295 PayDay Advance			Master Occupant Id: HT323204-1		Day Due: 1	Delq Day:		
Valerie Robinson			159	Current	Last Payment:	10/7/2013	2,663.02	
(817) 335-1100								
9/1/2013	CAM	COMMON AREA	CH	648.00	648.00	0.00	0.00	0.00
9/1/2013	RTL	RETAIL BASE RENT	CH	2,015.00	2,015.00	0.00	0.00	0.00
9/19/2013	RTL	RETAIL BASE RENT	CH	135.02	135.02	0.00	0.00	0.00
9/19/2013	RTL	RETAIL BASE RENT	CH	135.02	135.02	0.00	0.00	0.00
9/25/2013	PPR	PREPAID RENT	CR	-0.02	-0.02	0.00	0.00	0.00
9/25/2013	PPR	PREPAID RENT	CR	-0.02	-0.02	0.00	0.00	0.00
CAM COMMON AREA				648.00	648.00	0.00	0.00	0.00
PPR PREPAID RENT				-0.04	-0.04	0.00	0.00	0.00
RTL RETAIL BASE RENT				2,285.04	2,285.04	0.00	0.00	0.00
PayDay Advance Total:				2,933.00	2,933.00	0.00	0.00	0.00

Database: TCS_PROD	Aged Delinquencies	Page: 2
ENTITY: BARKER	TCS Production Database	Date: 10/14/2013
	BARKER CYPRESS MARKET PLACE	Time: 01:57 PM
	Period: 09/13	

  

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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BARKER-HT24297 Las Lomas Mexican Restaurant			Master Occupant Id: HT323208-1		Day Due: 1		Delq Day: 1	
Cesar Lopez			185	Inactive	Last Payment		7/11/2013	800.00
(281) 758-9231								
7/1/2013	CAM	COMMON AREA	CH	2,267.00	0.00	0.00	2,267.00	0.00
7/1/2013	RTL	RETAIL BASE RENT	CH	4,979.70	0.00	0.00	4,979.70	0.00
8/1/2013	CAM	COMMON AREA	CH	2,267.00	0.00	2,267.00	0.00	0.00
8/1/2013	RTL	RETAIL BASE RENT	CH	5,779.70	0.00	5,779.70	0.00	0.00
9/1/2013	CAM	COMMON AREA	CH	2,267.00	2,267.00	0.00	0.00	0.00
9/1/2013	RTL	RETAIL BASE RENT	CH	5,779.70	5,779.70	0.00	0.00	0.00
CAM COMMON AREA				6,801.00	2,267.00	2,267.00	2,267.00	0.00
RTL RETAIL BASE RENT				16,539.10	5,779.70	5,779.70	4,979.70	0.00
Las Lomas Mexican Restaurant Total:				23,340.10	8,046.70	8,046.70	7,246.70	0.00

BARKER-HT24299 Ultra Nails			Master Occupant Id: HT323208-1		Day Due: 1		Delq Day: 1	
Peter Thanh Luong			130	Current	Last Payment		9/10/2013	2,292.84
9/1/2013	CAM	COMMON AREA	CH	600.00	600.00	0.00	0.00	0.00
CAM COMMON AREA				600.00	600.00	0.00	0.00	0.00
Ultra Nails Total:				600.00	600.00	0.00	0.00	0.00

BARKER-HT24300 Double Dragon			Master Occupant Id: HT323209-1		Day Due: 1		Delq Day: 1	
			160	Current	Last Payment		10/8/2013	2,477.39
9/1/2013	CAM	COMMON AREA	CH	223.17	223.17	0.00	0.00	0.00
CAM COMMON AREA				223.17	223.17	0.00	0.00	0.00
Double Dragon Total:				223.17	223.17	0.00	0.00	0.00

CAM COMMON AREA				10,192.17	4,195.67	3,472.00	2,524.50	0.00
PPR PREPAID RENT				-4,594.74	-4,594.74	0.00	0.00	0.00
RTL RETAIL BASE RENT				22,102.27	8,064.74	9,057.83	4,979.70	0.00
ENTITY BARKER Total:				27,699.70	7,665.67	12,529.83	7,504.20	0.00

CAM COMMON AREA				10,192.17	4,195.67	3,472.00	2,524.50	0.00
PPR PREPAID RENT				-4,594.74	-4,594.74	0.00	0.00	0.00
RTL RETAIL BASE RENT				22,102.27	8,064.74	9,057.83	4,979.70	0.00

Grand Total: 27,699.70 7,665.67 12,529.83 7,504.20 0.00 0.00

**BARKER CYPRESS MARKETPLACE**Operating Account  
September 30, 2013

WELLS FARGO

ACCOUNT 4941269268

STATEMENT BALANCE	57,328.76
OUTSTANDING DEPOSITS	-
OUTSTANDING DEPOSITS TOTAL:	0.00
OUTSTANDING CHECKS	
OUTSTANDING CHECKS SEE ATTACHED LISTING	28,349.60
STATEMENT BALANCE SUBTOTAL:	28,979.16
GENERAL LEDGER BALANCE:	28,979.16
DIFFERENCE:	0.00
ACCOUNT ADJUSTMENTS	
ACCOUNT ADJUSTMENTS TOTAL:	0.00
ENDING BALANCE TOTAL:	28,979.16
GENERAL LEDGER BALANCE:	28,979.16
DIFFERENCE:	IN BALANCE

Prepared by:

Approved by:

Date: October 10, 2013

Date: 10/10/13

**WellsOne® Account**

Account number: 4941269268 ■ September 1, 2013 - September 30, 2013 ■ Page 1 of 2



OCT 03 2013

**Questions?**

Call your Customer Service Officer or Client Services  
**1-800-AT WELLS** (1-800-289-3557)  
 5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](http://wellsfargo.com)

Writer: Wells Fargo Bank, N.A. (182)  
 PO Box 63020  
 San Francisco, CA 94163

HOUSTON STRUCTURES LLC  
 MARK FOWLER AS RECEIVER FOR PROPERTY  
 TRANSWESTERN PROPERTY CO SW GP LLC AAF  
 1900 WEST LOOP S STE 1300  
 HOUSTON TX 77027-3218

WD

**Account summary****WellsOne® Account**

Account number	Beginning balance	Total credits	Total debits	Ending balance
4941269268	\$14,742.75	\$86,871.81	-\$44,285.80	\$57,328.76

**Credits****Electronic deposits/bank credits**

Effective date	Posted date	Amount	Transaction detail
	09/05	74,446.53	Over The Counter Deposit
	09/09	2,929.95	Electronic Check Deposit
	09/10	4,770.23	Electronic Check Deposit
	09/13	4,725.00	Electronic Check Deposit
		<b>\$86,871.81</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$86,871.81</b>	<b>Total credits</b>

**Debits****Electronic debits/bank debits**

Effective date	Posted date	Amount	Transaction detail
	09/11	258.17	Client Analysis Svc Chrg 130910 Svc Chge 0813 000004941269268
		<b>\$258.17</b>	<b>Total electronic debits/bank debits</b>

**Checks paid**

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
115	662.50	09/03	122	1,955.06	09/10	127	516.89	09/27
116	2,578.64	09/03	123	5,364.87	09/06	128	2,349.02	09/19
120*	138.48	09/03	124	1,820.06	09/10	129	433.00	09/23
121	1,865.65	09/05	126*	5,942.85	09/20	130	1,354.56	09/24



Account number: 4941269268 ■ September 1, 2013 - September 30, 2013 ■ Page 2 of 2

**Checks paid (continued)**

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
131	3,138.96	09/18	134	822.71	09/19	136	520.00	09/27
133*	8,614.54	09/23	135	5,947.84	09/18			
<b>\$44,027.63</b>			<b>Total checks paid</b>					

\* Gap in check sequence.

<b>\$44,285.80</b>	<b>Total debits</b>
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**Daily ledger balance summary**

Date	Balance	Date	Balance	Date	Balance
08/31	14,742.75	09/10	82,502.30	09/20	68,767.75
09/03	11,363.13	09/11	82,244.13	09/23	59,720.21
09/05	83,943.11	09/13	86,969.13	09/24	58,365.65
09/06	78,578.24	09/18	77,882.33	09/27	57,328.76
09/09	81,508.19	09/19	74,710.60		
<b>Average daily ledger balance</b>		<b>\$65,275.41</b>			

Database:	TCS_PROD	Outstanding Check List for Bank Reconciliations			Page:	1
Report Id:	MRI_OUTLSTBR	TCS Production Database			Date:	10/10/2013
		Statement Ending 9/30/2013			Time:	09:23 AM
		Bank Account BARKOP WELLS FARGO BANK				
		General Ledger Reconciliation Period: 09/13				
Bank Reconciliation Id: 122048					MRI Program Source:	Windows
Check #	Check Date	Check Period	Vendor Number	Vendor Name	Amount	

125	9/16/2013	09/13	HTCHREE	CHAMBERS RESTORATION INC	28,349.60
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Outstanding Check Total:	28,349.60
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Database: TCS_PROD		General Ledger		Page: 1					
ENTITY: BARKER		TCS Production Database		Date: 10/3/2013					
		BARKER CYPRESS MARKET PLACE		Time: 03:07 PM					
Cash		09/13 - 09/13							
Report includes an open period. Entries are not final.									
Account Entity	Period	Entry Date	Src Reference	Site Job Code	Description	Dept	Debit	Credit	Balance
CASH - OPERATING									
1000-040					Balance Forward				355.49
BARKER	09/13	09/30/13	AP 114399	HT	A/P Cash Disbursed for checks 125-136		0.00	57,989.97	-57,634.48
BARKER	09/13	09/30/13	CM 096627	HT	Cash Receipt NON-TENANT		32,000.00	0.00	-25,634.48
BARKER	09/13	09/30/13	CM 096627	HT	Cash Receipt CAM COMMON AREA		4,893.17	0.00	-20,741.31
BARKER	09/13	09/30/13	CM 096627	HT	Cash Receipt PPR PREPAID RENT		44,641.37	0.00	23,900.06
BARKER	09/13	09/30/13	CM 096627	HT	Cash Receipt RTL RETAIL BASE RENT		137,043.58	0.00	160,943.64
BARKER	09/13	09/30/13	CM 096627	HT	Payment Rev NON-TENANT		0.00	32,000.00	128,943.64
BARKER	09/13	09/30/13	CM 096627	HT	Payment Rev PPR PREPAID RENT		0.00	84,708.01	44,235.63
BARKER	09/13	09/30/13	JN 188394	HT	RCLS OWNER RECEIPTS		0.00	14,998.30	29,237.33
BARKER	09/13	09/30/13	JN 188394	HT	9/11 AUG BANK FEE		0.00	258.17	28,979.16
** Account Totals							218,578.12	189,954.45	28,979.16
** Grand Totals							218,578.12	189,954.45	



Database: TCS_PROD		General Ledger		Page: 1						
ENTITY: BARKER		TCS Production Database		Date: 10/14/2013						
		BARKER CYPRESS MARKET PLACE		Time: 01:57 PM						
09/13 - 09/13										
Account	Entry	Period	Entry Date	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
CASH										
CASH - OPERATING										
1000-010							Balance Forward			355.49
BARKER	09/13	09/30/13	AP 114399	HT			A/P Cash Disbursed for checks 125-136	0.00	57,989.97	-57,634.48
BARKER	09/13	09/30/13	CM 096627	HT			Cash Rept NON-TENANT	32,000.00	0.00	-25,634.48
BARKER	09/13	09/30/13	CM 096627	HT			Cash Rept CPM COMMON AREA	4,893.17	0.00	-20,741.31
BARKER	09/13	09/30/13	CM 096627	HT			Cash Rept CPM PREPAID RENT	44,541.37	0.00	23,900.06
BARKER	09/13	09/30/13	CM 096627	HT			Cash Rept RTL RETAIL BASE RENT	137,043.58	0.00	160,943.64
BARKER	09/13	09/30/13	CM 096627	HT			Paymnt Rev NON-TENANT	0.00	32,000.00	128,943.64
BARKER	09/13	09/30/13	CM 096627	HT			Paymnt Rev PPR PREPAID RENT	0.00	84,708.01	44,235.63
BARKER	09/13	09/30/13	JN 188394	HT			RCLS OWNER RECEIPTS	0.00	14,998.30	29,237.33
BARKER	09/13	09/30/13	JN 188394	HT			9/11 AUG BANK FEE	0.00	258.17	28,979.16
** Account Totals								218,578.12	189,954.45	28,979.16
1125-001							Balance Forward			300.00
UTILITY DEPOSITS										
1600-000							Balance Forward			0.00
CONSTRUCTION IN PROGRESS										
BARKER	09/13	09/30/13	AP 114399	HT			125 9/16/2013 clean & paint face of canopy	4,328.92	0.00	4,328.92
BARKER	09/13	09/30/13	AP 114399	HT			125 9/16/2013 demo dumpster ends & inst	4,992.49	0.00	9,321.41
BARKER	09/13	09/30/13	AP 114399	HT			125 9/16/2013 paint handicap ramps&accent	3,623.13	0.00	12,944.54
BARKER	09/13	09/30/13	AP 114399	HT			133 9/16/2013 ELEC RPR PRIOR TO TAKEOVR	8,614.54	0.00	21,559.08
BARKER	09/13	09/30/13	JN 188394	HT			125 9/16/13 CANOPY RCLS	0.00	4,328.92	17,230.16
BARKER	09/13	09/30/13	JN 188394	HT			125 9/16/13 DUMPSTER RCLS	0.00	4,992.49	12,237.67
BARKER	09/13	09/30/13	JN 188394	HT			125 9/16/13 HANDICAP RAMP RCLS	0.00	3,623.13	8,614.54
BARKER	09/13	09/30/13	JN 188394	HT			133 9/16/13 ELEC R&M RCLS	0.00	8,614.54	0.00
** Account Totals								21,559.08	21,559.08	0.00
1600-003							Balance Forward			15,497.08
BUILDING IMPROVEMENTS										
BARKER	09/13	09/30/13	JN 188394	HT			125 9/16/13 CANOPY RCLS	4,328.92	0.00	19,826.00
BARKER	09/13	09/30/13	JN 188394	HT			125 9/16/13 DUMPSTER RCLS	4,992.49	0.00	24,818.49
BARKER	09/13	09/30/13	JN 188394	HT			125 9/16/13 HANDICAP RAMP RCLS	3,623.13	0.00	28,441.62
BARKER	09/13	09/30/13	JN 188394	HT			133 9/16/13 ELEC R&M RCLS	8,614.54	0.00	37,056.16
** Account Totals								21,559.08	0.00	37,056.16
1300-002							Balance Forward			0.00
TRANSFER TO/(FROM) OWNER										



Database: TCS_PROD		General Ledger		Page: 2					
ENTITY: BARKER		TCS Production Database		Date: 10/14/2013					
		BARKER CYPRESS MARKET PLACE		Time: 01:57 PM					
Cash		09/13 - 09/13							
Account Entity	Period	Entry Date	Site Id	Job Code	Dept	Description	Debit	Credit	Balance

## 4300-002 - TRANSFER TO/(FROM) OWNER (Continued)

BARKER	09/13	09/30/13	JN 188394	HT		RCLS OWNER RECEIPTS	14,998.30	0.00	14,998.30
<b>** Account Totals</b>							14,998.30	0.00	14,998.30

## 5000-000 BASE RENT

Balance Forward

BARKER	09/13	09/30/13	CM 096627	HT		Cash Rept PPR PREPAID RENT	0.00	44,641.37	-111,510.87
BARKER	09/13	09/30/13	CM 096627	HT		Cash Rept RTL RETAIL BASE RENT	0.00	137,043.58	-248,554.45
BARKER	09/13	09/30/13	CM 096627	HT		Paymnt Rev PPR PREPAID RENT	84,708.01	0.00	-163,846.44
<b>** Account Totals</b>							84,708.01	181,684.95	-163,846.44

## 5005-100 RENT ABATEMENT

Balance Forward

3,785.25

## 5110-000 OPERATING ESCALATIONS

Balance Forward

1,050.00

## 5140-000 CAM REIMBURSEMENT

Balance Forward

-6,736.84

BARKER	09/13	09/30/13	CM 096627	HT		Cash Rept CAM COMMON AREA	0.00	4,893.17	-11,030.01
<b>** Account Totals</b>							0.00	4,893.17	-11,030.01

## 5900-000 MISCELLANEOUS INCOME

Balance Forward

0.00

BARKER	09/13	09/30/13	CM 096627	HT		Cash Rept NON-TENANT	0.00	32,000.00	-32,000.00
BARKER	09/13	09/30/13	CM 096627	HT		Paymnt Rev NON-TENANT	32,000.00	0.00	0.00
<b>** Account Totals</b>							32,000.00	32,000.00	0.00

## 6100-006 TRASH REMOVAL

Balance Forward

7,951.31

BARKER	09/13	09/30/13	AP 114399	HT		132 9/16/2013 september trash pick up	1,329.99	0.00	9,281.30
BARKER	09/13	09/30/13	AP 114399	HT		125 9/16/2013 remove debris behind center	3,374.15	0.00	12,655.45
BARKER	09/13	09/30/13	AP 114399	HT		125 9/16/2013 emergency trash removal	1,446.22	0.00	14,101.67
BARKER	09/13	09/30/13	AP 114399	HT		132 9/16/2013 lates fees from old Hist	67.78	0.00	14,169.45
BARKER	09/13	09/30/13	AP 114399	HT		132 9/26/2013 Credit Balance	0.00	67.78	14,101.67
BARKER	09/13	09/30/13	AP 114399	HT		132 9/26/2013 Credit Balance	0.00	1,329.99	12,771.68
<b>** Account Totals</b>							6,218.14	1,397.77	12,771.68

Database: TCS_PROD		General Ledger				Page: 3		
ENTITY: BARKER		TCS Production Database				Date: 10/14/2013		
		BARKER CYPRESS MARKET PLACE				Time: 01:57 PM		
Cash		09/13 - 09/13						
Account	Entry	Site	Job	Dept	Description	Debit	Credit	Balance
Entity	Date	Id	Code					
<b>ELECTRICAL / LIGHTING</b>								
6300-005					Balance Forward			2,824.90
BARKER	09/13	09/30/13	AP 114399	HT	131 9/16/2013 Prior Electrical work	2,182.97	0.00	5,007.87
BARKER	09/13	09/30/13	AP 114399	HT	131 9/16/2013 PRIOR WORK TO RECVSHIP	955.99	0.00	5,963.86
					** Account Totals	3,138.96	0.00	5,963.86
<b>LANDSCAPING/IRRIGATION</b>								
6300-012					Balance Forward			438.41
BARKER	09/13	09/30/13	AP 114399	HT	134 9/16/2013 landscaping / irrigation	400.53	0.00	838.94
BARKER	09/13	09/30/13	AP 114399	HT	134 9/16/2013 landscape repairs	422.18	0.00	1,261.12
					** Account Totals	822.71	0.00	1,261.12
<b>EXTERIOR BUILDING MAINT.</b>								
6300-025					Balance Forward			7,176.97
BARKER	09/13	09/30/13	AP 114399	HT	125 9/16/2013 presure wash front of center	810.79	0.00	7,987.76
					** Account Totals	810.79	0.00	7,987.76
<b>PARKING &amp; PAVING</b>								
6300-032					Balance Forward			811.88
BARKER	09/13	09/30/13	AP 114399	HT	125 9/16/2013 replace handicap posts &	1,513.34	0.00	2,325.22
					** Account Totals	1,513.34	0.00	2,325.22
<b>SIGN/MONUMENT MAINT</b>								
6300-035					Balance Forward			3,669.68
<b>SECURITY</b>								
6400-001					Balance Forward			1,866.65
BARKER	09/13	09/30/13	AP 114399	HT	128 9/16/2013 SECURITY 8/18-8/24/13	1,174.51	0.00	3,041.16
BARKER	09/13	09/30/13	AP 114399	HT	128 9/16/2013 SECURITY 8/25-8/31	1,174.51	0.00	4,215.67
					** Account Totals	2,349.02	0.00	4,215.67
<b>EXTERIOR LANDSCAPING</b>								
6400-005					Balance Forward			8,905.67
<b>PEST CONTROL</b>								
6400-020					Balance Forward			0.00
BARKER	09/13	09/30/13	AP 114399	HT	127 9/16/2013 RODENT&PEST CONTROL	516.89	0.00	516.89

Database: TCS_PROD		General Ledger				Page: 4				
ENTITY: BARKER		TCS Production Database				Date: 10/14/2013				
		BARKER CYPRESS MARKET PLACE				Time: 01:57 PM				
Cash		09/13 - 09/13								
Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Description	Dept	Debit	Credit	Balance

## 6400-020 - PEST CONTROL (Continued)

<b>** Account Totals</b>										516.89	0.00	516.89
Balance Forward										965.93		965.93
6400-029		PARKING SWEEPING & CLEAN										
BARKER	09/13	09/30/13	AP 114399	HT		129 9/16/2013 September sweeping		433.00	0.00	1,398.93		1,398.93
<b>** Account Totals</b>										433.00	0.00	1,398.93
Balance Forward										3,215.10		3,215.10
6500-001		ELECTRICITY										
6500-002		WATER & SEWER										
BARKER	09/13	09/30/13	AP 114399	HT		130 9/16/2013 60052-0052003304 6/20-8/13		1,209.55	0.00	3,215.61		3,215.61
BARKER	09/13	09/30/13	AP 114399	HT		130 9/16/2013 60052-0052003404 6/20-8/13		145.01	0.00	3,360.62		3,360.62
<b>** Account Totals</b>										1,354.56	0.00	3,360.62
Balance Forward										5,841.00		5,841.00
6600-001		PROPERTY MANAGEMENT FEES										
BARKER	09/13	09/30/13	AP 114399	HT		135 9/16/2013 9/13 MGMT FEES		2,000.00	0.00	7,841.00		7,841.00
BARKER	09/13	09/30/13	AP 114399	HT		135 9/16/2013 8/13 ADD'L MGMT FEE		2,197.84	0.00	10,038.84		10,038.84
<b>** Account Totals</b>										4,197.84	0.00	10,038.84
Balance Forward										0.00		0.00
6700-005		TAX CONSULTING FEE										
BARKER	09/13	09/30/13	AP 114399	HT		126 9/16/2013 TAX APPEAL INVOICE		5,942.85	0.00	5,942.85		5,942.85
<b>** Account Totals</b>										5,942.85	0.00	5,942.85
Balance Forward										45.00		45.00
6900-001		TELEPHONE										
6900-005		TRAVEL & ENTERTAINMENT										
6900-007		OTHER PROFESSIONAL										
BARKER	09/13	09/30/13	AP 114399	HT		135 9/16/2013 8/13 RECEIVERSHIP FEES		1,750.00	0.00	1,750.00		1,750.00
<b>** Account Totals</b>										1,750.00	0.00	1,750.00

Database: TCS_PROD		General Ledger				Page: 5				
ENTITY: BARKER		TCS Production Database				Date: 10/14/2013				
		BARKER CYPRESS MARKET PLACE				Time: 01:57 PM				
Cash		09/13 - 09/13								
Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
6900-016			DATA PROCESSING				Balance Forward			70.06
6900-030			BANK CHARGES				Balance Forward			24.53
BARKER	09/13	09/30/13	JN 188394	HT			9/11 AUG BANK FEE	258.17	0.00	282.70
						** Account Totals		258.17	0.00	282.70
6950-006			SPACE PLANNING				Balance Forward			0.00
BARKER	09/13	09/30/13	AP 114399	HT			136 9/16/2013 create as-builts	520.00	0.00	520.00
						** Account Totals		520.00	0.00	520.00
6950-026			SUPERVISION FEES				Balance Forward			4,912.50
6960-001			VACANT SPACE MAINTENANCE				Balance Forward			541.25
BARKER	09/13	09/30/13	AP 114399	HT			125 9/16/2013 clean & repr vac suite	2,402.07	0.00	2,943.32
						** Account Totals		2,402.07	0.00	2,943.32
6960-003			N/R ROOF REPAIR				Balance Forward			0.00
BARKER	09/13	09/30/13	AP 114399	HT			125 9/16/2013 1st pawn 7 amigo dent roof	2,368.51	0.00	2,368.51
						** Account Totals		2,368.51	0.00	2,368.51
6960-009			N/R UTILITIES				Balance Forward			453.59
6960-099			OTHER NON-RECOV. EXPENSE				Balance Forward			135.31
BARKER	09/13	09/30/13	AP 114399	HT			125 9/16/2013 dumpsir folkft to clean	3,489.98	0.00	3,625.29
						** Account Totals		3,489.98	0.00	3,625.29
** Grand Totals								431,489.42	431,489.42	

Database: TCS_PROD	Trial Balance	Page: 1
ENTITY: BARKER	TCS Production Database	Date: 10/14/2013
	BARKER CYPRESS MARKET PLACE	Time: 01:57 PM

Cash

Year to Date Balances for period 09/13

Account	Description	Debit	Credit
1000-010	CASH - OPERATING	28,979.16	0.00
1125-001	UTILITY DEPOSITS	300.00	0.00
1600-003	BUILDING IMPROVEMENTS	37,056.16	0.00
4300-002	TRANSFER TO/(FROM) OWNER	14,998.30	0.00
5000-000	BASE RENT	0.00	163,846.44
5005-100	RENT ABATEMENT	3,785.25	0.00
5110-000	OPERATING ESCALATIONS	1,050.00	0.00
5140-000	CAM REIMBURSEMENT	0.00	11,030.01
6100-006	TRASH REMOVAL	12,771.68	0.00
6300-005	ELECTRICAL / LIGHTING	5,963.86	0.00
6300-012	LANDSCAPING/IRRIGATION	1,261.12	0.00
6300-025	EXTERIOR BUILDING MAINT.	7,987.76	0.00
6300-032	PARKING & PAVING	2,325.22	0.00
6300-035	SIGN/MONUMENT MAINT	3,669.68	0.00
6400-001	SECURITY	4,215.67	0.00
6400-005	EXTERIOR LANDSCAPING	8,905.67	0.00
6400-020	PEST CONTROL	516.89	0.00
6400-029	PARKING SWEEPING & CLEAN	1,398.93	0.00
6500-001	ELECTRICITY	3,215.10	0.00
6500-002	WATER & SEWER	3,360.62	0.00
6600-001	PROPERTY MANAGEMENT FEES	10,038.84	0.00
6700-005	TAX CONSULTING FEE	5,942.85	0.00
6900-001	TELEPHONE	45.00	0.00
6900-005	TRAVEL & ENTERTAINMENT	162.72	0.00
6900-007	OTHER PROFESSIONAL	1,750.00	0.00
6900-016	DATA PROCESSING	70.06	0.00
6900-030	BANK CHARGES	282.70	0.00
6950-006	SPACE PLANNING	520.00	0.00
6950-026	SUPERVISION FEES	4,912.50	0.00
6960-001	VACANT SPACE MAINTENANCE	2,943.32	0.00
6960-003	N/R ROOF REPAIR	2,368.51	0.00
6960-009	N/R UTILITIES	453.59	0.00
6960-099	OTHER NON-RECOV. EXPENSE	3,625.29	0.00
Total:		174,876.45	174,876.45

Database: TCS_PROD			Check Register			Page: 1					
ENTITY: BARKER			TCS Production Database			Date: 10/14/2013					
			BARKER CYPRESS MARKET PLACE			Time: 01:58 PM					
			09/13 Through 09/13								
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity	Reference		Address ID	P.O. Number							
125	9/16/2013	09/13	HTCHREST	CHAMBERS RESTORATION INC	*** VOID ***			Voided Check			
BARKER	pressure wash front of ce			6300-025	13-248	8/8/2013	8/8/2013	8/8/2013	810.79	0.00	810.79
BARKER	clean & paint face of car			1600-000	13-249	8/8/2013	8/8/2013	8/8/2013	4,328.92	0.00	4,328.92
BARKER	clean & repr vac suite			6960-001	13-253	8/8/2013	8/8/2013	8/8/2013	2,402.07	0.00	2,402.07
BARKER	remove debris behind cc			6100-006	13-281	8/8/2013	8/8/2013	8/8/2013	3,374.15	0.00	3,374.15
BARKER	emergency trash removal			6100-006	13-296	8/8/2013	8/8/2013	8/8/2013	1,446.22	0.00	1,446.22
BARKER	dumpstr folkt to clean d			6960-099	13-299	8/15/2013	8/15/2013	8/15/2013	3,489.98	0.00	3,489.98
BARKER	demo dumpster encs &			1600-000	13-307	8/8/2013	8/8/2013	8/8/2013	4,992.49	0.00	4,992.49
BARKER	replace handicap posts			6300-032	13-309	8/8/2013	8/8/2013	8/8/2013	1,513.34	0.00	1,513.34
BARKER	paint handicap ramps&a			1600-000	13-314	8/8/2013	8/8/2013	8/8/2013	3,623.13	0.00	3,623.13
BARKER	1st pawn 7 amigo dent r			6960-003	13-327	8/15/2013	8/15/2013	8/15/2013	2,368.51	0.00	2,368.51
								Check Total:	28,349.60	0.00	28,349.60
126	9/16/2013	09/13	HTDOWASS	DOWNEY & ASSOCIATES PC							
BARKER	TAX APPEAL INVOICE			6700-005	12642	6/30/2013	6/30/2013	6/30/2013	5,942.85	0.00	5,942.85
								Check Total:	5,942.85	0.00	5,942.85
127	9/16/2013	09/13	HTENVI	ENVIRONMENTAL COALITION, INC.							
BARKER	RODENT&PEST CONT			6400-020	84545	8/1/2013	8/1/2013	8/1/2013	516.89	0.00	516.89
								Check Total:	516.89	0.00	516.89
128	9/16/2013	09/13	HTHOUHRR	HOUSTON HARRIS DIVISION PATROL, INC							
BARKER	SECURITY 8/18-8/24/13			6400-001	52843	8/25/2013	8/25/2013	8/25/2013	1,174.51	0.00	1,174.51
BARKER	SECURITY 8/25-8/31			6400-001	53001	9/1/2013	9/1/2013	9/1/2013	1,174.51	0.00	1,174.51
								Check Total:	2,349.02	0.00	2,349.02
129	9/16/2013	09/13	HTIDEAL	IDEAL BUILDING MAINTENANCE, L.C.							
BARKER	September sweeping			6400-029	8422	9/5/2013	9/5/2013	9/5/2013	433.00	0.00	433.00
								Check Total:	433.00	0.00	433.00
130	9/16/2013	09/13	HTLANGHA	LANGHAM CREEK UD							
BARKER	60052-0052003404 6/20			6500-002	2003404-0813	8/22/2013	8/22/2013	9/13/2013	145.01	0.00	145.01
BARKER	60052-0052003304 6/20			6500-002	2003304-0813	8/22/2013	8/22/2013	9/13/2013	1,209.55	0.00	1,209.55
								Check Total:	1,354.56	0.00	1,354.56

Database: TCS_PROD		Check Register		Page: 2					
ENTITY: BARKER		TCS Production Database		Date: 10/14/2013					
		BARKER CYPRESS MARKET PLACE		Time: 01:58 PM					
09/13 Through 09/13									
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity	Reference		Address ID	Account Number	Invoice Number	Date			
			P.O. Number						
131	9/16/2013	09/13	HTLIBELE	LIBERTY ELECTRICAL CONTRACTORS INC					
BARKER	Prior Electrical work			6300-005	41152	2/15/2013	2,182.97	0.00	2,182.97
BARKER	PRIOR WORK TO REC			6300-005	41168	2/22/2013	955.99	0.00	955.99
						Check Total:	3,138.96	0.00	3,138.96
132	9/16/2013	09/13	HTREPSVC	REPUBLIC SERVICES #853 *** VOID ***					
BARKER	september trash pick up			6100-006	0853-003110399	8/26/2013	1,329.99	0.00	1,329.99
BARKER	lates fees from old Hst			6100-006	LATE FEES	8/10/2013	67.78	0.00	67.78
BARKER	Credit Balance			6100-006	LATE FEES	8/10/2013	-67.78	0.00	-67.78
BARKER	Credit Balance			6100-006	0853-003110399	8/26/2013	-1,329.99	0.00	-1,329.99
						Check Total:	0.00	0.00	0.00
133	9/16/2013	09/13	HTSYSELE	SYSTEM ELECTRIC COMPANY					
BARKER	ELEC RPR PRIOR TO			1600-000	38-21117	6/17/2013	8,614.54	0.00	8,614.54
						Check Total:	8,614.54	0.00	8,614.54
134	9/16/2013	09/13	HTTLS	TROY'S LANDSCAPINE SERVICES INC					
BARKER	landscaping / irrigation r			6300-012	35645	9/3/2013	400.53	0.00	400.53
BARKER	landscape repairs			6300-012	35647	9/3/2013	422.18	0.00	422.18
						Check Total:	822.71	0.00	822.71
135	9/16/2013	09/13	HTTRACPR	TRANSWESTERN COMMERCIAL SVCS LLC					
BARKER	9/13 MGMT FEES			6600-001	0000416970	9/1/2013	2,000.00	0.00	2,000.00
BARKER	8/13 ADD'L MGMT FEE			6600-001	BC0813ADDL	8/31/2013	2,197.84	0.00	2,197.84
BARKER	8/13 RECEIVERSHIP F			6900-007	BC003	8/30/2013	1,750.00	0.00	1,750.00
						Check Total:	5,947.84	0.00	5,947.84
136	9/16/2013	09/13	HTWURDES	WURTZLER DESIGN GROUP					
BARKER	create as-builts			6950-006	081304	9/1/2013	520.00	0.00	520.00
						Check Total:	520.00	0.00	520.00
						BARKER CYPRESS MARKET PLACE Total:	57,989.97	0.00	57,989.97
						Grand Total:	57,989.97	0.00	57,989.97



Database: TCS_PROD	Cash Receipts	Page: 1
BLDG BARKER	TCS Production Database	Date: 10/14/2013
	BARKER CYPRESS MARKET PLACE	Time: 01:57 PM
	09/13 Thru 09/13	
Income Category		Amount

Master Occupant: HT323033-1 Amigo Dental Suite: BARKER - 109

CAM	COMMON AREA	776.00
PPR	PREPAID RENT	62.95
RTL	RETAIL BASE RENT	2,091.00
	Total:	2,929.95

Master Occupant: HT323034-1 Cricket Wireless Suite: BARKER - 135

CAM	COMMON AREA	510.00
RTL	RETAIL BASE RENT	1,115.63
	Total:	1,625.63

Master Occupant: HT323111-1 First Pawn and Jewelry Suite: BARKER - 105

CAM	COMMON AREA	193.25
PPR	PREPAID RENT	4,531.75
	Total:	4,725.00

Master Occupant: HT323112-1 Exclusively Yours Suite: BARKER - 147

CAM	COMMON AREA	237.50
RTL	RETAIL BASE RENT	2,162.50
	Total:	2,400.00

Master Occupant: HT323204-1 PayDay Advance Suite: BARKER - 159

CAM	COMMON AREA	1,296.00
PPR	PREPAID RENT	0.04
RTL	RETAIL BASE RENT	4,030.00
	Total:	5,326.04

Master Occupant: HT323208-1 Ultra Nails Suite: BARKER - 130

CAM	COMMON AREA	434.00
RTL	RETAIL BASE RENT	1,858.84
	Total:	2,292.84

Master Occupant: HT323209-1 Double Dragon Suite: BARKER - 160

CAM	COMMON AREA	589.67
RTL	RETAIL BASE RENT	1,887.72
	Total:	2,477.39

Master Occupant: HT323514-1 HEB Suite: BARKER - 6960

PPR	PREPAID RENT	40,046.63
RTL	RETAIL BASE RENT	40,046.63
	Total:	80,093.26

**Totals for BLDG BARKER**

CAM	COMMON AREA	4,036.42
PPR	PREPAID RENT	44,641.37
RTL	RETAIL BASE RENT	53,192.32
	Total:	101,870.11

**Grand Totals**

CAM	COMMON AREA	4,036.42
PPR	PREPAID RENT	44,641.37
RTL	RETAIL BASE RENT	53,192.32
	Total:	101,870.11

**BARKER CYPRESS MARKET PLACE  
MANAGEMENT FEE CALCULATION**

**Sep-13**

**BILLBOX # 02-2256-746**

**CURRENT MONTH CASH RECEIPTS**

CAM	COMMON AREA	4,036.42
FRR	FREE RENT	0.00
INS	INSURANCE REIMBURSEMENT	0.00
NSF	LATE FEE/NSF INCOME	0.00
PC	PARKING INCOME	0.00
PPR	PREPAID RENT	44,641.37
REM	TENANT REIMBURSEMENTS	0.00
RET	REAL ESTATE TAX REIMB	0.00
RNT	BASE RENT	0.00
RTL	RETAIL BASE RENT	53,192.32
TAX	TAX REIMBURSEMENT	0.00
TFR	TENANT FINISH REIMBURSEMENT	0.00
UTL	UTILITY REIMBURSEMENT	0.00
	PRIOR YEAR ESCALATIONS	0.00
	OVERTIME HVAC	0.00
	TENANT ALLOWANCE	0.00
	MISCELLANEOUS INCOME	0.00

**TOTAL TENANT CASH RECEIPTS      101,870.11**

PLUS:	NON-TENANT INCOME	0.00
	INTEREST INCOME	0.00
	SECURITY DEPOSITS	0.00
	<b>TOTAL CASH RECEIPTS PER BAN</b>	<b>101,870.11</b>

ADJ:	LESS NON-APPLICABLE INCOME	0.00
	LESS: ADJUSTMENT PREV. MONT	0.00
	PLUS SEC DEPOSIT APPLICATION	0.00
	<b>TOTAL RECONCILED INCOME</b>	<b>101,870.11</b>

MANAGEMENT FEE %      align="right">4.00%

**TOTAL OF 4% FEE      4,074.80**

**TOTAL FIXED MANAGEMENT FEE      2,000.00**

**FEE TO BE PAID      4,074.80**

## **Exhibit E**

## **Rent Roll**

Database: TCS_PROD		Rent Roll		Page: 1									
Bldg Status: Active only		BARKER CYPRESS MARKET PLACE		Date: 10/14/2013									
		9/30/2013		Time: 01:57 PM									
Blg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	Date	Future Rent Increases Monthly Amount	PSF

**Vacant Suites**

BARKER-112	Vacant			2,700									
BARKER-115	Vacant			1,200									
BARKER-120	Vacant			1,200									
BARKER-135	Vacant			1,275									
BARKER-145	Vacant			1,125									
BARKER-150	Vacant			1,500									
BARKER-155	Vacant			1,650									
BARKER-157	Vacant			1,350									
BARKER-165	Vacant			4,080									
BARKER-CA	Vacant			105									

**Occupied Suites**

BARKER-105	First Pawn and Jewelry	3/1/2012	3/31/2022	2,625	3,758.00	17.18	1,050.00			RTL	7/1/2014	3,898.81	17.82
										RTL	6/1/2015	4,016.77	18.36
										RTL	6/1/2016	4,136.25	18.91
										RTL	6/1/2017	4,260.33	19.48
										RTL	6/1/2018	4,388.14	20.06
										RTL	6/1/2019	4,519.79	20.66
										RTL	6/1/2020	4,655.38	21.28
										RTL	6/1/2021	4,795.04	21.92
BARKER-109	Amigo Dental	6/21/2003	6/30/2008	1,400	2,081.00	17.92	776.00						
BARKER-130	Ultra Nails	1/1/2010	12/31/2010	1,125	1,868.84	19.83	634.00						
BARKER-147	Exclusively Yours	9/1/2008	8/31/2013	1,730	2,162.50	15.00	695.00						
BARKER-159	PayDay Advance	4/1/2013	3/31/2015	1,280	2,015.00	18.89	648.02						
BARKER-160	Double Dragon	4/1/2013	3/31/2018	1,280	1,887.72	17.70	664.06			RTL	4/1/2014	2,075.45	19.46
										RTL	4/1/2014	1,923.75	18.04
										RTL	4/1/2015	1,981.46	18.58
										RTL	4/1/2016	2,040.90	19.13
BARKER-6960	HEB	1/1/1999	1/31/2014	41,320	40,046.63	11.63				RTL	4/1/2017	2,102.12	19.71

Database: TCS_PROD		Rent Roll		Page: 2									
Bldg Status: Active only		BARKER CYPRESS MARKET PLACE		Date: 10/14/2013									
		9/30/2013		Time: 01:57 PM									
Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Slop	Monthly Other Income	Cat	Date	Future Rent Increases Monthly Amount	PSF

**Totals:**

Occupied Sqft:  
Leased/Unoccupied Sqft:  
Vacant Sqft:  
Total Sqft:

0.00

75.82%  
24.18%  
7 Units  
0 Units  
10 Units  
17 Units  
50,760  
0  
16,185  
66,945  
53,819.69  
53,819.69

4,467.08

**Total BARKER CYPRESS MARKET PLAC**

Occupied Sqft:  
Leased/Unoccupied Sqft:  
Vacant Sqft:  
Total Sqft:

0.00

75.82%  
24.18%  
7 Units  
0 Units  
10 Units  
17 Units  
50,760  
0  
16,185  
66,945  
53,819.69  
53,819.69

4,467.08

**Grand Total:**

Occupied Sqft:  
Leased/Unoccupied Sqft:  
Vacant Sqft:  
Total Sqft:

0.00

75.82%  
24.18%  
7 Units  
0 Units  
10 Units  
17 Units  
50,760  
0  
16,185  
66,945  
53,819.69  
53,819.69

4,467.08

**Exhibit F**

**Summary of Rents Received by Houston Structure, LLC**

11:00 AM

08/23/13

Accrual Basis

## Houston Structures, LLC

## Rent Checks Received and Deposited as of May 30, 2013

Type	Date	Num	Name	Amount
Cash on Hand				
WSB - Operating #0637				
Payment	06/03/2013	2436438 5.30.13	HEB Grocery #32	40,046.63
Payment	06/03/2013	5272 6.3.13	Cricket Comm / Starlight [135]	1,625.63
Payment	06/03/2013	14-1625543704 6.3.13	Las Lomas Mexican Restaurant [165]	1,000.00
Payment	06/03/2013	060313RNT 1 - 71307	Cash America/Payday Advance [159]	2,663.02
Payment	06/06/2013	3097 6.1.13	Ultra Nails [130]	2,492.84
Payment	06/07/2013	9169 6.1.13	Amigo Dental [109]	2,929.96
Payment	06/10/2013	1380 6.1.13	Double Dragon [160]	2,477.39
Payment	06/10/2013	78865980 6.10.13	Ciggy Depot, LLC [157]	1,620.00
Payment	06/12/2013	14-625543713 6.10.13	Las Lomas Mexican Restaurant [165]	600.00
Payment	06/12/2013	1048 6.3.13	First Pawn & Jewelry [105]	4,725.00
Payment	07/01/2013	070113REG 1 - 71307	Cash America/Payday Advance [159]	2,663.02
Payment	07/02/2013	2458603 6.27.13	HEB Grocery #32	40,046.63
Payment	07/03/2013	5289 7.5.13	Cricket Comm / Starlight [135]	1,625.63
Payment	07/18/2013	3452 7.10.13	Needham Inc Paul Dewy Jones	3,000.00
Payment	08/01/2013	080113REGR 1 - 71307	Cash America/Payday Advance [159]	2,663.02
Total WSB - Operating #0637				110,378.76
			TOTAL Revenue	110,378.76
			TOTAL Dispersed	-78,253.79
				32,124.97